Environmental Site Assessment and/or Record of Site Condition

PURPOSE:

This document provides guidance for the preparation of an Environmental Site Assessment (ESA) and/or Record of Site Condition (RSC), which may be required for the submission of an application under the *Planning Act*. All Environmental Site Assessments (ESA) and/or Records of Site Condition (RSC) shall follow the guidelines referenced in this document.

An Environmental Site Assessment provides information for the development of a preliminary determination of whether the environmental condition of the property is suitable for the intended use. An Environmental Site Assessment is prepared in four phases. Phases 1 and 2 are investigative, while Phases 3 and 4 are for remediation and monitoring. This document focuses on the first two phases.

Phase One is prepared in accordance with Ontario Regulation (O. Reg.) 153/04 and is a desktop study to determine the likelihood that one or more contaminants may be present in the land or water on, in, or under the subject property that may cause an adverse effect, as defined under the *Environmental Protection Act*.

Phase Two involves sub-surface contamination investigations (i.e. soil samples) to confirm whether one or more contaminants may be present on the subject property that exceed any of the applicable standards for the intended use.

A Record of Site Condition sets out the environmental condition of a property at a particular point in time, based on the Environmental Site Assessment(s), conducted by

a qualified person. A Record of Site Condition must be filed in the Environmental Site Registry in accordance with applicable legislation before property use changes in certain ways.

PREPARED BY:

Environmental Site Assessments and/or Records of Site Condition must be prepared by a Qualified Person, as defined under O. Reg. 153/04, who holds a valid license as a Professional Engineer (P.Eng.) or who holds a valid certificate of registration as a Professional Geoscientist (PGO).

CONTENTS:

The City of Hamilton Planning and Economic Development Department will require a copy of the Environmental Site Assessment(s) and/or a copy of the filed Record of Site Condition signed by the Qualified Person who completed the document, following acknowledgment of completion from the Ministry of the Environment, Conservation and Parks.

The City of Hamilton Planning and Economic Development Department will require a copy of all supporting studies listed in the completed Record of Site Condition that was submitted to the Ministry of Environment, Conservation and Parks.

OTHER INFORMATION:

Ontario Regulation 153/04: Records of Site Condition

O. Reg. 153/04 RECORDS OF SITE CONDITION - PART XV.1 OF THE ACT | ontario.ca

Ministry of the Environment, Conservation and Parks' Guide to Site Assessment, Cleanup of Brownfields, Filing of Records of Site Condition

Guide: site assessment, cleanup of brownfields, filing of records of site condition | ontario.ca

REVIEWED AND APPROVED BY:

Ministry of the Environment, Conservation and Parks

Confirmation of approval by MECP reviewed by Development Planning, Planning and Economic Development Department

CONTACT:

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